Karen Johnson Davidson County
Batch# 465687 DEEDMAST
08/28/2020 08:33:30 AM 10 pgs
Fees: $52.00 Taxes: $0.00
20200828-0097614

This instrument Was Prepared by:
J. Bryan Echols
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067

SUPPLEMENTAL DECLARATION TO
DECLARATION FOR PARKVUE CONDOMINIUMS, A CONDOMINIUM

THIS SUPPLEMENTAL DECLARATION TO DECLARATION FOR PARKVUE CONDOMINIUMS, A CONDOMINIUM (this "Supplemental Declaration") is made to be effective as of the date of recording in the Register's Office for Davidson County, Tennessee.

RECITALS:

WHEREAS, Parkvue Development, LLC, as Declarant, executed that certain Declaration for Parkvue Condominium, A Condominium dated as of February 1, 2019, and recorded as Instrument Number 20190206-0011432, Register's Office for Davidson County, Tennessee (as amended or supplemented from time to time, the "Declaration"); and

WHEREAS, the Declaration provides that the Declaration may be amended by the Declarant during the Declarant Control Period to, among things, add Units or Common Elements, and such period is in effect as of the date hereof.

NOW, THEREFORE, notice is hereby provided as follows:

1. The recitals set forth above are hereby incorporated in their entirety. Capitalized terms used herein and not otherwise defined shall have the meaning given in the Declaration.

2. The Master Declaration was recorded February 6, 2019, as Instrument Number 20190206-0011430, said Register's Office.

3. The Declaration is hereby amended by the inclusion of additional real property (the "Additional Property") set forth on Exhibit A attached hereto.

4. The Plat of Condominium Units set forth in Exhibit D attached to the Declaration is hereby amended to include the additional Units set forth on Exhibit D to this Supplemental Declaration.

5. Except as expressly amended herein, the terms and provisions of the Declaration remain unchanged and in full force and effect.

DECLARANT:

PARKVUE DEVELOPMENT, LLC, a Tennessee limited liability company

By: _____
BRIAN L. CHASTAIN
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Patrice Ardery, a Notary Public of said County and State, personally appeared BRIAN L. CHASTAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of PARKVUE DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as President.

Witness my hand and seal, at Office in Nashville, Tennessee, this 21st day of August, 2020.

Patrice Ardery
Notary Public
My Commission Expires: 7-2-24

PATRICE ARDERY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-2-2024

EXHIBIT A

ADDITIONAL PROPERTY

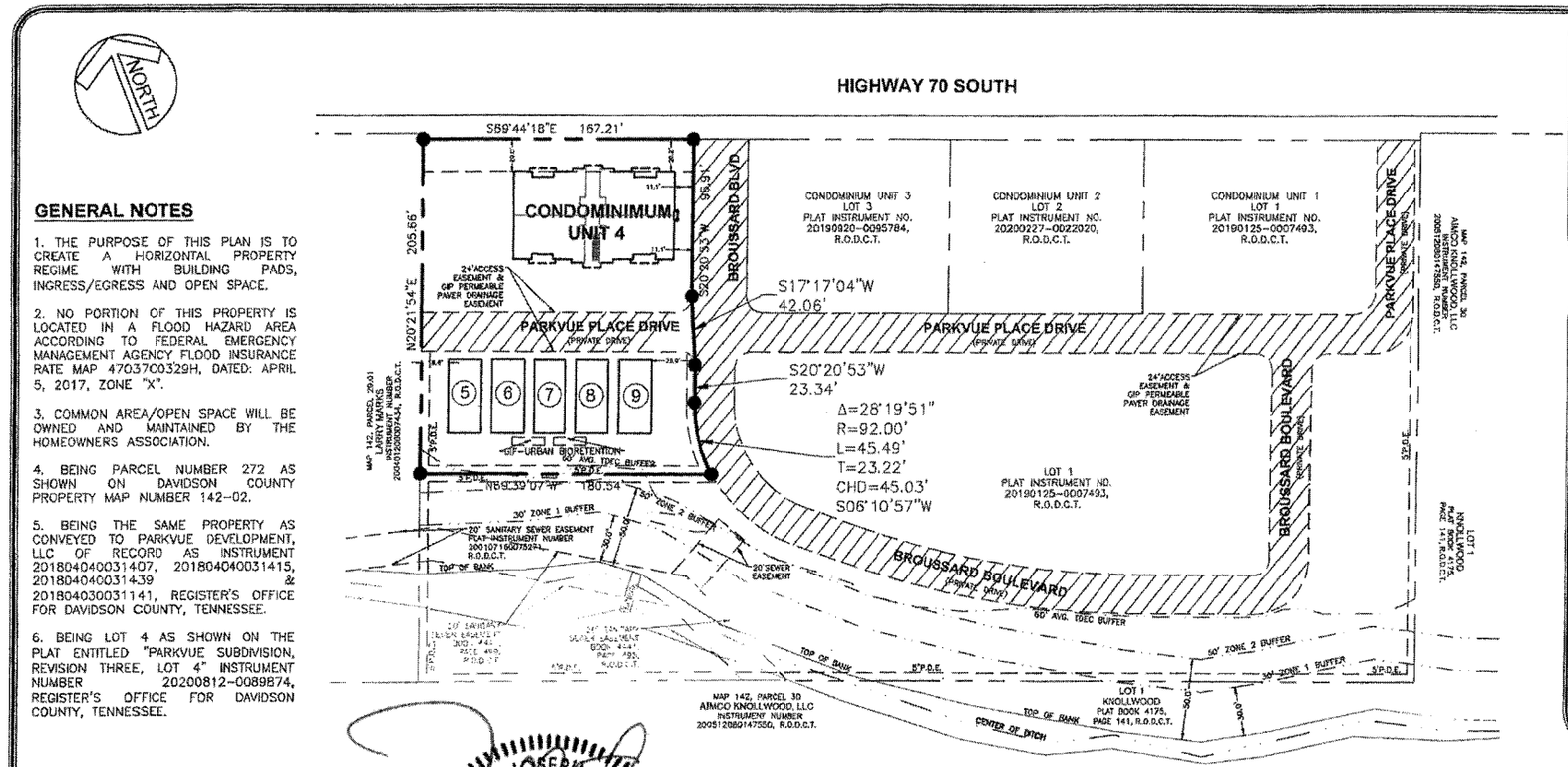
Lot 4 on that certain Final Plat, Parkvue Subdivision, Revision Three, Lot 4, of record as Instrument Number 20200812-0089874, Register's Office for Davidson County, Tennessee, reference to which plat is made for a more complete description.

Being a portion of the property conveyed to PARKVUE DEVELOPMENT, LLC, a Tennessee limited liability company, by Special Warranty Deed from EVELYN WRIGHT FERRELL, dated March 30, 2018, of record as Instrument Number 20180403-0031141, said Register's Office; by Special Warranty Deed from ALLEN TENNESSEE PROPERTIES, LLC, an Arkansas limited liability company, dated March 30, 2018, of record as Instrument Number 20180404-0031407, said Registers Office; by Special Warranty Deed from VICTOR HAZELWOOD, dated March 30, 2018, of record as Instrument Number 20180404-0031415, said Register's Office; and by Special Warranty Deed from CLAUDIA CHRISTINE PATTERSON, formerly known as CLAUDIA CHRISTINE HATCHER, married, and ALISA STEVERSON, married, dated March 30, 2018, of record as Instrument Number 20180404-0031439, said Register's Office.

EXHIBIT A-1

(TO BE MADE A PART OF EXHIBIT A-1 OF THE DECLARATION)
PLAT OF UNITS

(SEE ATTACHED)



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CREATE A HORIZONTAL PROPERTY REGIME WITH BUILDING PADS, INGRESS/EGRESS AND OPEN SPACE.

2. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47037C0329H, DATED: APRIL 5, 2017, ZONE "X".

3. COMMON AREA/OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

4. BEING PARCEL NUMBER 272 AS SHOWN ON DAVIDSON COUNTY PROPERTY MAP NUMBER 142-02.

5. BEING THE SAME PROPERTY AS CONVEYED TO PARKVUE DEVELOPMENT, LLC OF RECORD AS INSTRUMENT 20180404031407, 20180404031415, 20180404031439 & 20180403031141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

6. BEING LOT 4 AS SHOWN ON THE PLAT ENTITLED "PARKVUE SUBDIVISION, REVISION THREE, LOT 4" INSTRUMENT NUMBER 20200812-0089874, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAN CONTAINS THE INFORMATION REQUIRED BY T.C.A. 66-27309 PLATS AND PLANS.

DATE OF PLAT OR PLAN: AUGUST 14, 2020
TN LICENSE NO.: 2136

NAME _____

PRINTED NAME TED J. STEVENSON II

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
8/14/20
TENNESSEE NO. 2136

OWNER / DEVELOPER
PARKVUE DEVELOPMENT, LLC
400 OVERBECK LANE
SUITE 101
NASHVILLE, TN 37204
BRIAN CHASTAIN
brian@goparkside.net
615.394.4838

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
CHATTANOOGA

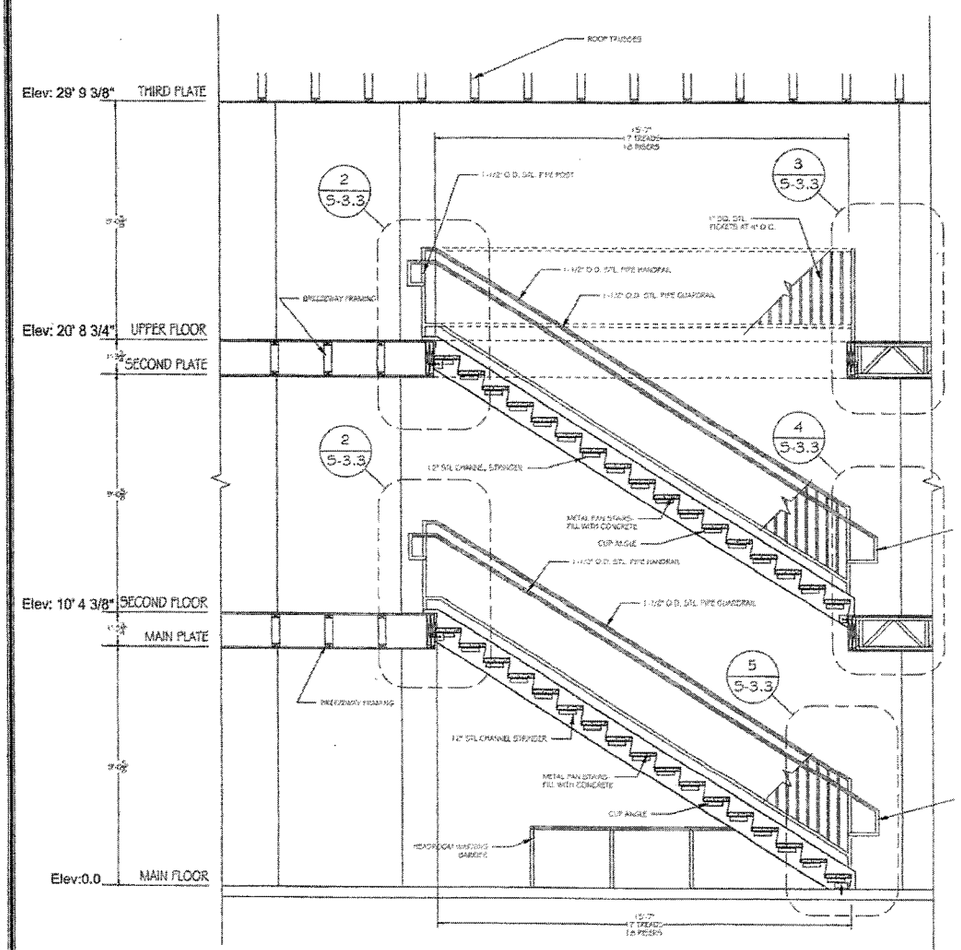
HORIZONTAL PROPERTY REGIME
PARKVUE SUBDIVISION
7501 HIGHWAY 70 S
22ND COUNCIL DISTRICT, NASHVILLE,
DAVIDSON COUNTY, TENNESSEE

UNIT 4 EXHIBIT

DATE:	AUGUST 14, 2020
APPROVED:	TJS
DRAWN:	TJS
SCALE:	1" = 80'
JOB NO.	WK ORDER 0926
	17104

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20200828009761 4



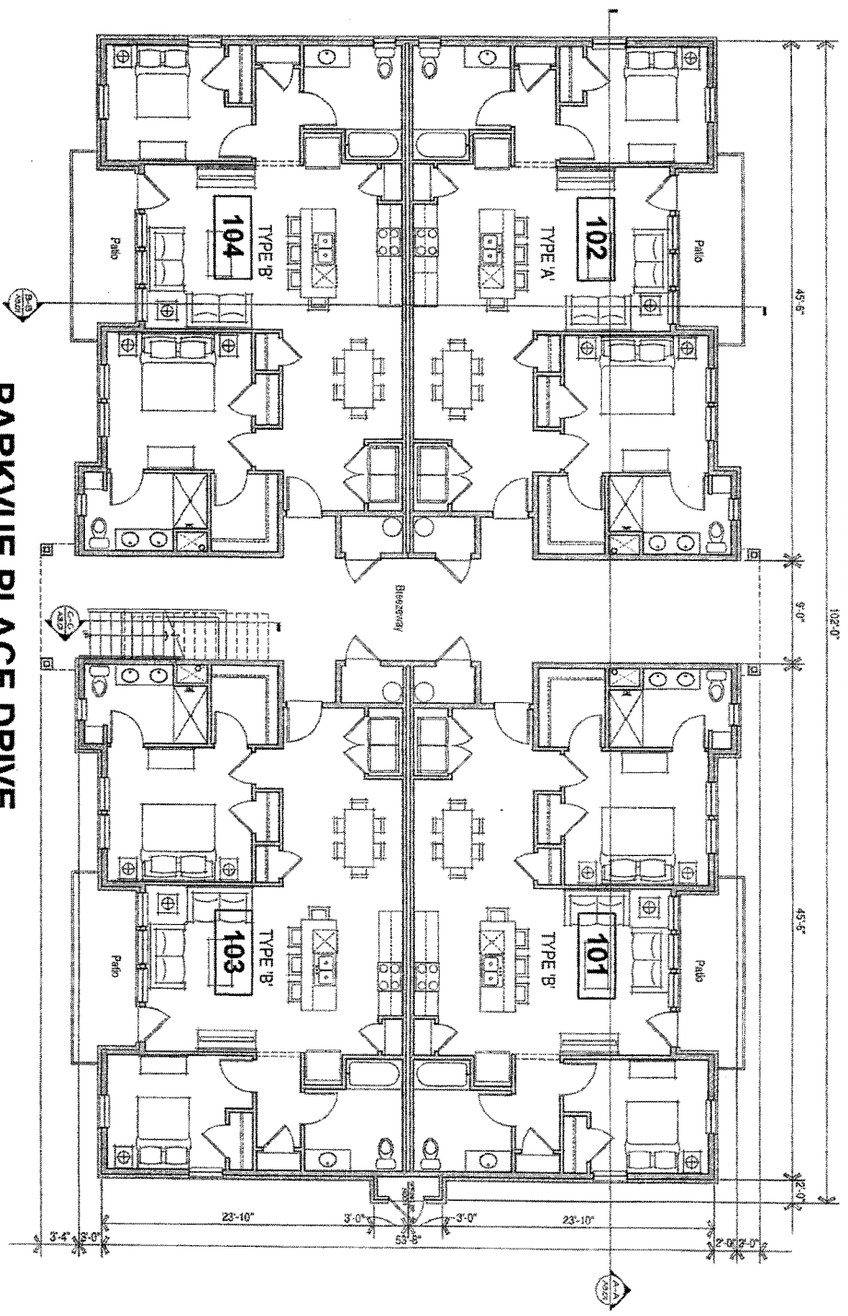
DATE	AUGUST 14, 2020
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
17104	0926

PARKVUE CONDOMINIUM
BUILDING FOUR
FLOOR ELEVATION
HIGHWAY 70 S., NASHVILLE, DAVIDSON COUNTY, TENNESSEE

EXHIBIT

RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga Nashville Murfreesboro

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DATE	AUGUST 14, 2020
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
17104	0926

PARKVUE CONDOMINIUM

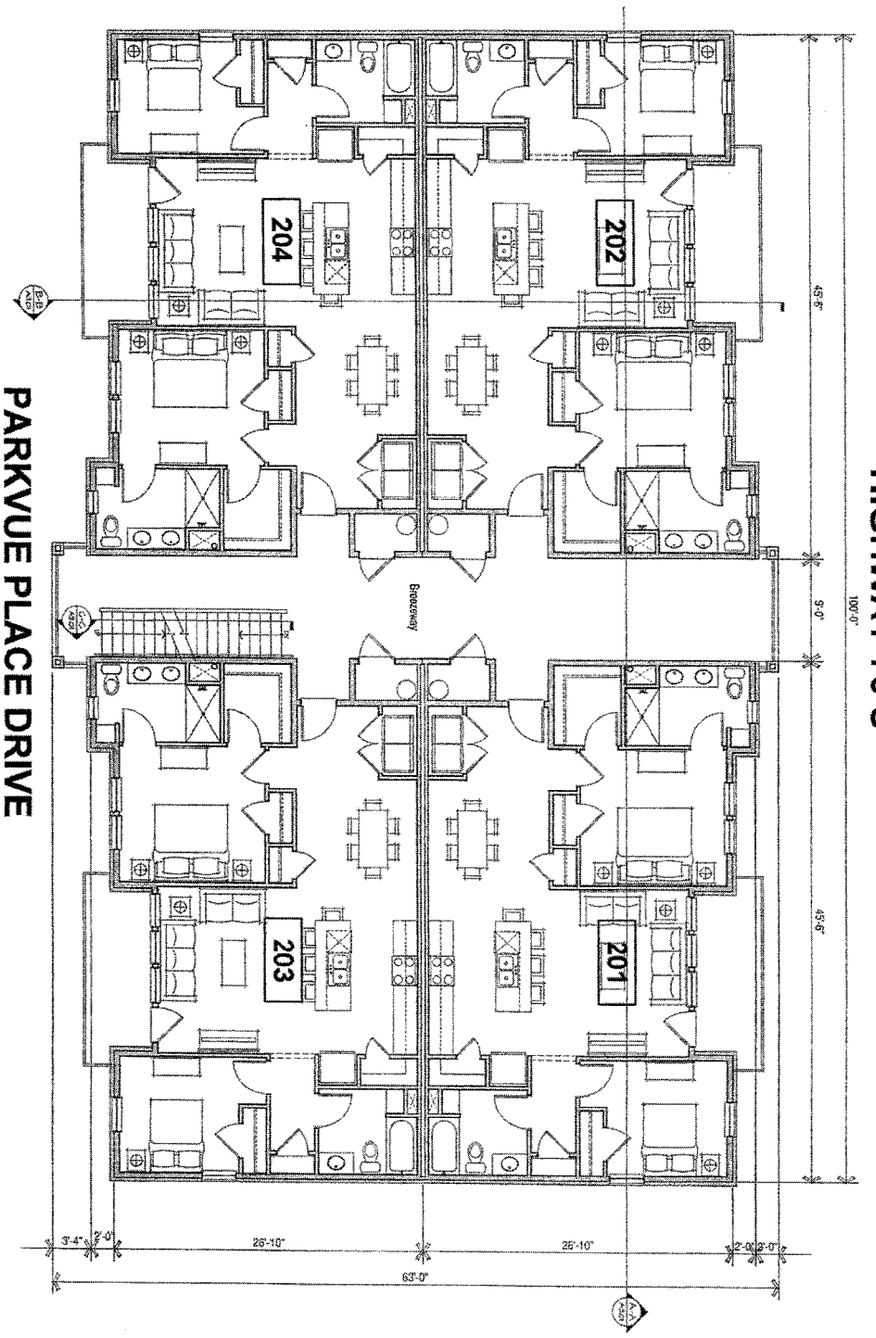
BUILDING FOUR, FIRST STORY

7501 HIGHWAY 70 S.,
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

EXHIBIT

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga Nashville Murfreesboro

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DATE	AUGUST 14, 2020
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
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PARKVUE CONDOMINIUM

BUILDING FOUR, SECOND STORY

7501 HIGHWAY 70 S.,

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

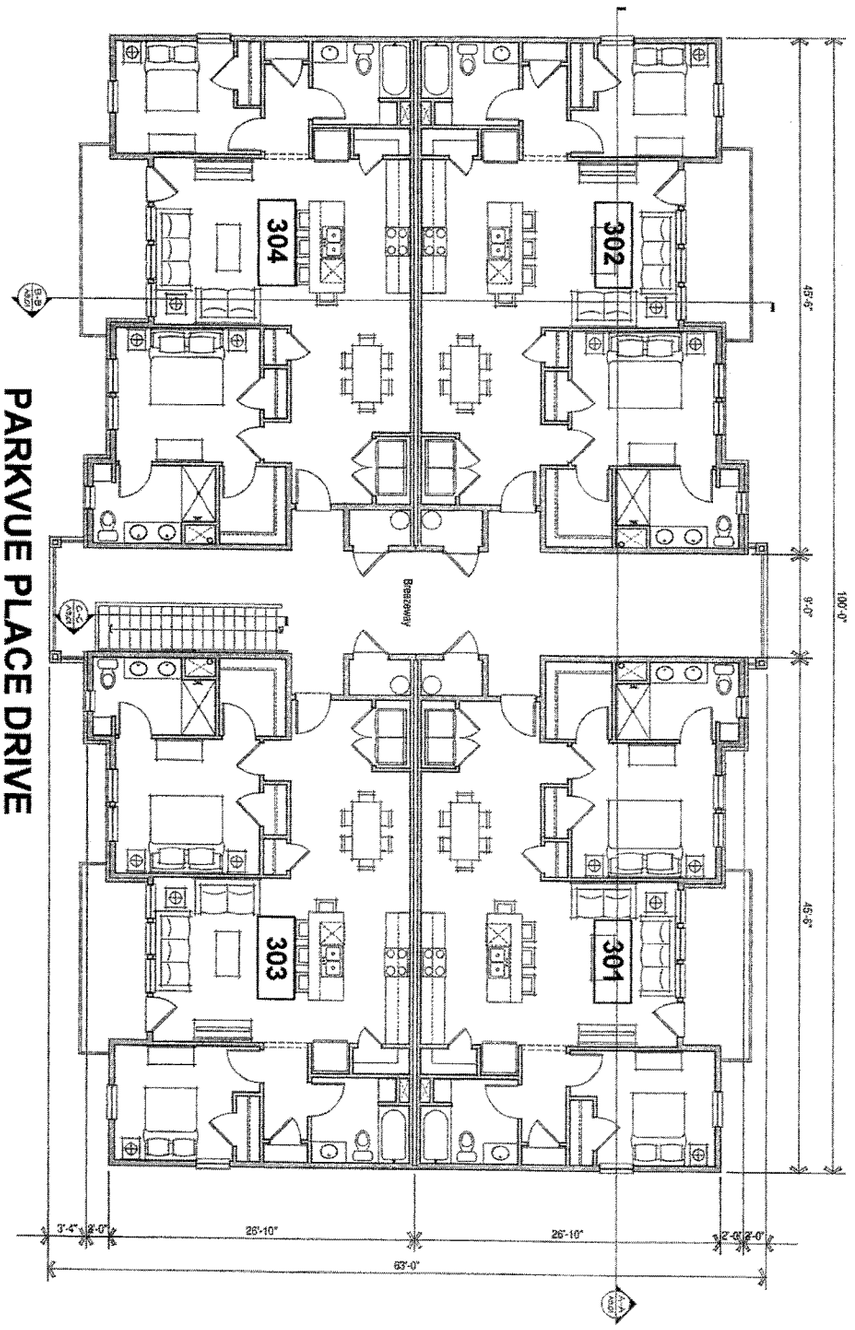
EXHIBIT

RAGAN·SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga 423-490-9630 | Nashville 615-244-8591 | Murfreesboro 615-544-8222

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PARKVUE PLACE DRIVE

HIGHWAY 70 S

DATE	AUGUST 14, 2020
DESIGNED:	TJS
DRAWN:	TJS
SCALE:	N.T.S.
JOB NO.	WK. ORDER
17104	0926

PARKVUE CONDOMINIUM

BUILDING FOUR, THIRD STORY

7501 HIGHWAY 70 S.,

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

EXHIBIT

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

Chattanooga 423-499-9827 | Nashville (615) 244-8591 | Murfreesboro (615) 546-4130

ragansmith.com

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TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, J. BRYAN ECHOLS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. BRYAN ECHOLS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, Melinda A. Gray, a Notary Public of said County and State, J. BRYAN ECHOLS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Franklin, Tennessee, this 27th day of August, 2020.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: 12-18-23